

THE EPISCOPAL CHURCH IN THE DIOCESE OF NEWARK  
24 Pector Street  
Newark, New Jersey 07102  
(201)622-4306

FAX INFORMATION SHEET

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FROM FAX: 201-622-3503

TO: Rev. L. LEPAGE

TO FAX: 201-223-5352

FROM: Sam Seidman

DATE: 10/23/92

TIME: 1:23

NUMBER OF PAGES TO FOLLOW: 2

PLEASE CONTACT US AT THE ABOVE NUMBER IF  
YOU DO NOT RECEIVE ALL PAGES.

# EPISCOPAL COMMUNITY DEVELOPMENT, INC.

24 Rector Street • Newark, New Jersey 07102

Tel: (201) 622-3507 • Fax: (201) 622-3503

TO: Pam Goldstein  
Office of Mayor Sharpe James

FROM: Carla L. Lerman, Executive Director

DATE: October 21, 1992

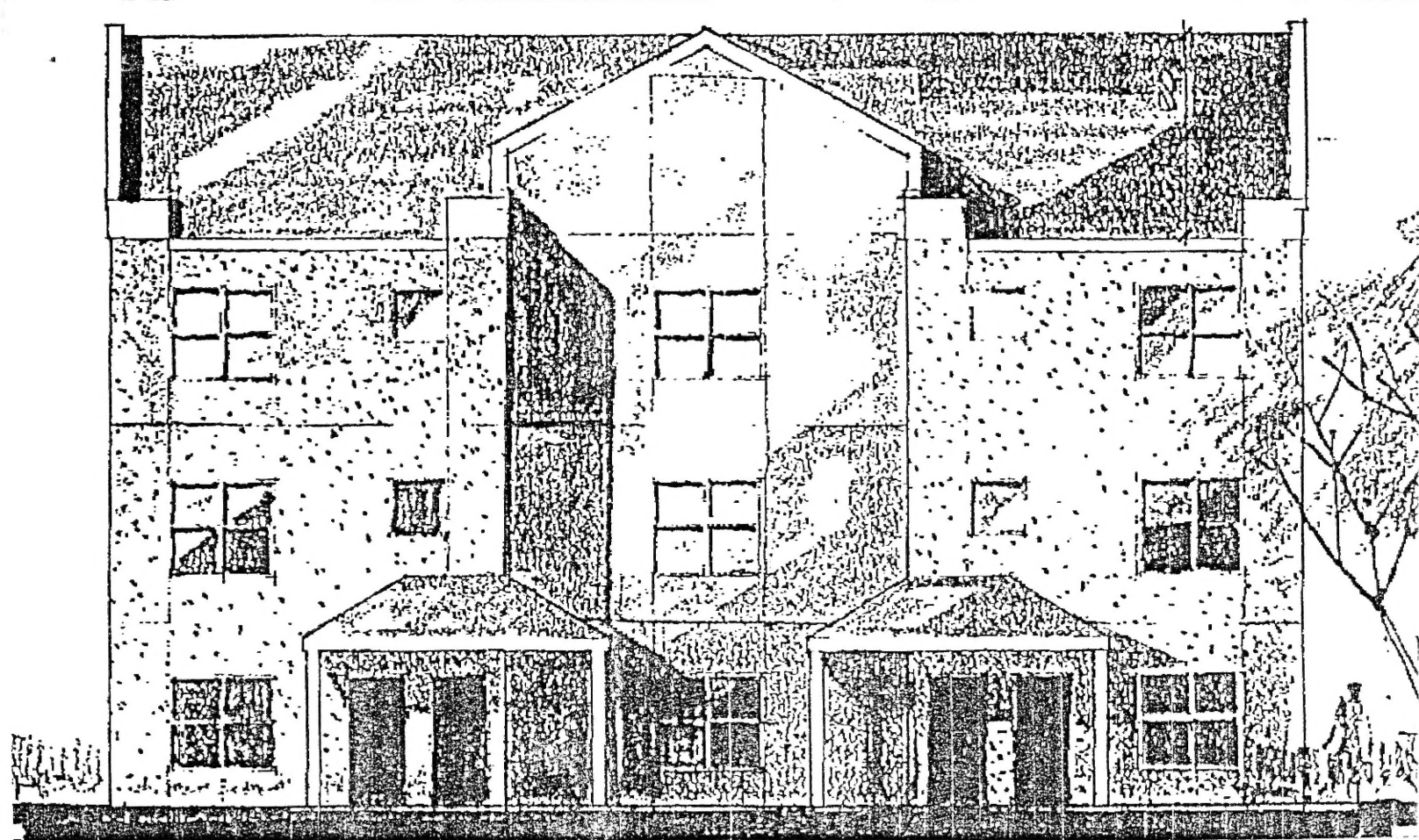
I am pleased to provide you with the information requested regarding the St. James Square project which will have its dedication on November 10, 1992 at 10:00 A.M.

The St. James Square Housing Development is the result of several years of work by ST. JAMES COMMUNITY DEVELOPMENT, INC., a non-profit organization established by the Episcopal Diocese of Newark with the purpose of undertaking community development in the neighborhood of the former St. James Episcopal Church which was destroyed by fire in 1991. The Episcopal Diocese gave the site of the church to St. James CDC and the city sold for a nominal fee, two adjacent lots to comprise the current site of the project. The St. James CDC includes members representing the Episcopal Diocese and, increasingly, members representing the neighborhood.

St. James Square is comprised of 11 two family houses in three clusters. Each two family house consists of a two bedroom flat on the first floor and a three bedroom duplex on the second and third floors. Each unit has its own private entrance and is self contained, with its own utilities and its own washer dryer hook ups. The design of the buildings and their exteriors as well as the site design was intended, by architect Alex Grinnell of Steven Winter Associates, to reflect the urban character of the neighborhood drawing on the best old tradition of architecture that could be seen both on North Broad Street and Broadway. The exterior of the buildings are clad in brick, the color of which reflects the old brick that was so widely used in Newark.

Funding for the project, as is typical in the development of low income housing, came from a variety of sources. The largest single source came from the sale of low income housing tax credits. Equity received from this sale provided more than half of the cost of the construction and development costs. The second major source, was a loan from the Department of Community Affairs Balanced Housing





## **ST. JAMES SQUARE**

Third Avenue and Broad Street  
Newark, New Jersey

### ***RIBBON CUTTING***

*Tuesday, November 10, 1992  
10:00 a.m.*

**St. James Community Development Corporation  
Newark Local Initiatives Support Corporation  
and  
The National Equity Fund**

**Request the honor of your presence  
in celebrating the completion of construction  
of**

**St. James Square  
*Restoring Hope To Newark's Inner City***

**RSVP: Carla Lerman  
201/622-3507**

*(In case of inclement weather,  
ceremony will move indoors)*